WATERMAN

Box .....
Index No. .....

This Abstract MUST be returned at once to
JAS. A. CLAYTON & CO.

ABSTRACT OF TITLE
OF PROPERTY OF

P. W. Ames
Barnes 147 Acres

ABSTRACT OF TITLE

TO

Property of Thatcher F. Barnes part of Section 2 in Township 6. S. R. 1 W.

COUNTY OF SANTA CLARA,
STATE OF CALIFORNIA.

Dated August 26 1891

MADE AT THE REQUEST OF

Clayton & Co

SAN JOSE

ABSTRACT, TITLE AND TRUST CO.,

SUCCESSOR TO

EDWARDS & PITMAN AND POMEROY & HOWES,

24 North Second Street,

SAN JOSE, CAL.

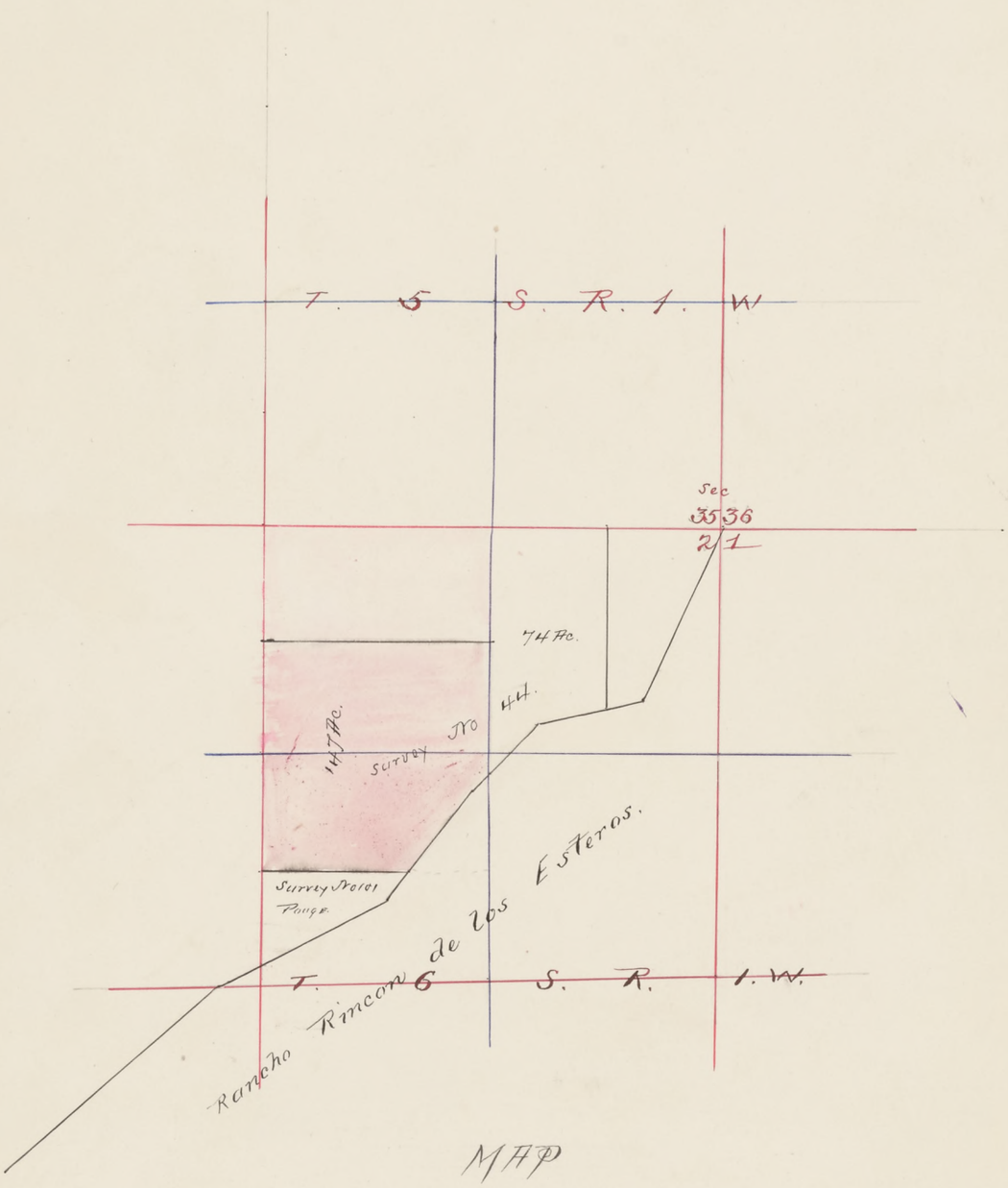
Abstract of Title.

To

All that certain lot, piece or parcel of land in the County of Santa Clara, State of California, bounded and described as follows, to wit:

The fractional West 1/2 of North East 1/4; South 1/2 of North West 1/4 and North 1/2 of South West 1/4, Section 2, Township 6 South, Range 1 West, Mount Diablo Meridian, Containing 240 acres.

Excepting therefrom 74 acres of land as described in Liber 83 of Deeds, page 418 A. Pfister To Joseph Waterman. see page 17



MAP
OF SURVEY No 44
SWAMP & OVERFLOWED LANDS
IN SANTA CLARA Co.

2

County Surveyor's Office,

Santa Clara County.

Survey No.33,

Township 6,South Range 1 West,Section 2.

Being the East 1/2 of the North East 1/4

" " South 1/2 of the North West 1/4,and

" " North 1/2 of the South West 1/4,

Base and Meridian of Mount Diablo,

Containing 240 acres,Surveyed October 5th,1861

for Daniel E.Way.

F I E L D N O T E S:

Beginning at a stake upon the Township line between Townships 5 & 6,South of Range 1 West,said stake being 20 chains West of corner to sections 35 | 36 / 2 | 1 as set per U.S.Dep.,thence West 20 chains to stake: thence South 20 chains to stake:thence West 40 chains to stake:thence South 40 chains to stake:thence East 40 chains to stake:thence North 20 chains to stake:thence East 20 chains to stake:thence North 40 chs. to place of beginning. Run by true Meridian. Magnetic Variation 16 15' East. Surveyed in accordance with the Act of the Legislature concerning Swamp and Overflowed Lands approved April 18th,1859 and the instructions of the surveyor General.

(Signed) Chas.T.Healy,

County Surveyor of Santa Clara County,

per S.Worsley Smith,Deputy.

SAN JOSE ABSTRACT TITLE & TRUST CO
SAN JOSE, CAL.

Received and filed Oct.21st,1861

Approved Oct.25th,1861

H.A.Higby,Surveyor General.

Recorded Book "B" County Surveyor's Records,Page 390

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

4

County Surveyor's Office,

Santa Clara County, Cal.

Resurvey of No.33

Survey No 44,

Township 6, South Range 1 West,

Section 2, Being the West 1/2 of the

North East 1/4: the South 1/2 of the North

West 1/4 and the North 1/2 of the South

West 1/4, Base and Meridian of Mt.Diablo,

Containing 240 acres, Surveyed Oct.5, 1861

for Adolph Pfister.

F I E L D N O T E S:

(Describes same premises described in the survey last herein shown by literally same description).

Run by true Meridian. Magnetic Variation 16°15' East.

Surveyed in accordance with the Act of the Legislature concerning Swamp and Overflowed lands approved April 18th, 1859 and the instructions of the Surveyor General.

John Reed,

County Surveyor of Santa Clara County.

Received and filed Feb'y 28th, 1862

Approved April 17th, 1862

J.F.Houghton, Surveyor General,

Per A.S.Bender, Deputy.

Recorded Book "B" County Surveyor's Records, page 401

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Adolph Pfister,

Swamp Land Receipt.

Dated May 31st,1862

State of California,

County of Santa Clara,

County Treasurer's Office.

Received this day from Adolph Pfister $67.20 being payment in part for 240 acres of land described in the field notes of John Reed,County Surveyor of Santa Clara County as follows: Survey No.33, Swamp and Overflowed lands,Santa Clara County , Township No.6 S.Range No.1,West,Section 2.Mt.Diably Meridian ,being the West 1/2 of the North East 1/4 and the South 1/2 of the NorthWest 1/4 and the North 1/2 of the South West 1/4 of Section 2, Containing 240 acres surveyed for Adolph Pfister,Oct.5th,1861,

Received from Adolph Pfister $3.00 being the fee allowed by law to the Register of the land office for issuing certificates of purchase.

C W.Pomeroy,County Treasurer.

Recorded June 16,1862

Book A.Swamp Lands, Page 30.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Adolph Pfister

——— To ———

Thatcher F.Barnes,

D E E D

Dated Oct.5th,1864

Cons:$500.oo

Grant,bargain and sell,convey and confirm unto the said party of the second part and to his heirs and assigns forever,all his right,title,interest and claim in and to all that certain tract or parcel of land in the County of Santa Clara,State of California,and described as follows,to wit:

The South West half of the North West quarter and the North half of the South West quarter of Section 2 in Township 6 South,in Range 1 West of the Mount Diablo Meridian.

A.Pfister (Seal)

Ackg'd Oct.5th,1864

Before James A.Clayton,County Clerk.

Recorded Oct.5th,1864

Book S.of Deeds,page 774

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

R 7

State of California,

By H.H.Haight, Governor,

——— To ———

Adolph Pfister,

P A T E N T.

Dated May 5th, 1870

Recites Act of Congress of the United States approved Sept.28th, 1850 entitled "An Act to enable the State of Arkansas and other States to reclaim swamp land within their limits" in which act the manner of selecting and setting apart Swamp and Overflowed lands is fully set forth, and whereas the Legislature of the State of California has provided for the sale and conveyance of said lands by statutes enacted from time to time and whereas it appears by the Certificate of the Register of the State Land Office Number 1394 bearing date March 31st, 1870 and issued in accordance with the provisions of law that the tracts of Swamp and Overflowed lands hereinafter described have been duly and properly surveyed in accordance with law, that full payment has been made to the State for the same, and that Adolph Pfister is entitled to receive a Patent therefor, said lands being situated in Santa Clara County and described as follows, to wit:

Survey No.44 Swamp and Overflowed lands, Santa Clara County, Township No.6 South, Range No.1 West Mt.Diablo Meridian, Section No.2 being the West 1/2 of North East 1/4, South 1/2 of North West 1/4 and North 1/2 of South West 1/4 of said Section and containing 240 acres,

Now therefore, do grant, bargain, sell and convey unto Adolph Pfister

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

8

.all the above described lands.

To have and to hold the same to said Adolph Pfister, his heirs and assigns forever.

(Seal of State) (Signed) H.H.Haight, Governor of State,

H.L.Nichols Secretary of State "

(Seal of Land Office)

Countersigned: John W.Best,

Register of Land Office.

Recorded Oct.8th,1870

Book A.Patents, page 268

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Adolph Pfister

To

Joseph Waterman

Herman Waterman, and

Martin Waterman,

D E E D

Dated April 22nd, 1873

Cons: $10.00

Grant, bargain and sell, convey and confirm unto the said parties of the ssecond part and to their heirs and assigns forever, all his right, title and interest, of, in and to an undivided three fourths (3/4) of the following described tracts or parcels of land in the County of Santa Clara, and State of California, and particularly bounded and described as follows, to wit:

Survey No.44 Swamp and Overflowed Lands-Santa Clara County, Township No.6 South, Range No.1 West, Mount Diablo Meridian, and being the West half of the North East quarter and the South half of the North West quarter and the North half of the South West quarter of Section Two in the said Township and Range and containing 240 acres of land, being the same land described in a Patent from the State of California to Adolph Pfister dated May 5th, 1870,

(and other property not under search).

It being understood and the purpose and intent of this convey ance is to make each of the persons named as parties hereto the owner- of one equal undivided one fourth interest in each of the several

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

R 10

tracts of land hereinbefore described.

(Signed) A.Pfister (Seal)

Ackg'd April 28,1873

Before Henry Uhrbroock,N.P.

Recorded April 28,1873

Book 28 of Deeds, page 505

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Herman Waterman and

Henry E.Trubenbach,and

Adolph Pfister and

Joseph Waterman,co-partners

doing business in the said

City and County of San Francisco,

under the firm name of "M.Waterman & Co."

and at San Jose,under the firm name

of "A.Pfister & Co.",

parties of the first part,

—— and ——

Isaac Wormser,

party of the second part,

T R U S T D E E D.

Dated Jan'y 9th,1884

Recites insolvency of parties of the first part and unable to pay their debts in full or at maturity &c.

Do grant,convey,bargain,sell &c. all and singular their co-partnership and individual Estate real and personal,in trust to sell the same with reasonable dispatch and convert the same into money and to pay all reasonable expenses &c.and the debts &c.grants full power to said second party to sign the names of the parties of the first part or either of them to any instrument in writing whenever it shall be necessary so to do to carry into effect the object,design and purposes of this trust.

SAN JOSE ABSTRACT TITLE & TRUST CO
SAN JOSE, CAL.

Ackg'd Jan.9th,1884

By J.Waterman and A.Pfister,

Before Geo.D.Smith N.P.

Ackg'd Jan.10,1884

By H.Waterman and H.E.Trubenbach,

Before Edward Chattin,N.P. San Francisco.Cal.

Recorded Jan.21st,1884

Liber C.Trust Deeds,page 515

Records of Santa Clara County,California.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

R 13

Martin Waterman

To

A.Pfister,

Joseph Waterman and

Herman Waterman,

D E E D

Dated April 26th,1878

Cons:$30,000.oo

Grant,bargain,sell and transfer unto A.Pfister,Joseph Waterman and Herman Waterman,all my right,title,interest,claim and demand in and to the business carried on by the firms of M.Waterman & Co.,doing business in the City and County of San Francisco and "A.Pfister & Co." doing business in the City of San Jose,and all partsership property of any nature and kind whatsoever belonging to said firms or either of them.

M.Waterman, Seal)(

Witness to signature: Frank Corde,

State of California,
County of Santa Clara, SS. Be it remembered that on this 5th day of May A.D.1886 before me Chas.F.Wilcox,a Notary Public in and for said County and State personally appeared Adolph Pfister of San Jose,Cal'a. and F.M.Pfister and J.Schroder of the same place witnesses produced for the establishment of the execution by Martin Waterman of the annexed instrument (viz:a conveyance from Martin Waterman to A.Pfister Joseph Waterman and Herman Waterman) andbeing by me first duly sworn

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

testified and deposed as follows: The said A.Pfister deposed that he well knew Martin Waterman in his lifetime, that said Martin Waterman is deceased, that before his death and on the 26th day of April A.D.1878 said Martin Waterman made, signed and executed the said annexed instrument, that the said Martin Waterman in the presence of said A.Pfister (affiant) subscribed his name and "M.Waterman" to said instrument, that Joseph Waterman and H W.Waterman were also present at the time: that the name of Frank Corde which now appears upon said instrument as witnesses has been subscribed since the execution, said Frank Corde not being present at the execution but having subscribed his name as a witness at the request of affiant within the week last past to evidence the genuineness of the signature of said M.Waterman being familiar with said M.Waterman's signature, that affiant's residence is in the City of San Jose, County of Santa Clara, State of California.

The said F.M.Pfister and J.Schroder each deposed as follows: That he well knew said Martin Waterman in his lifetime that said Martin Waterman has died since April 26th, A.D.1878 that said affiant and each of them were and are well acquianted with the signature of said Martin Waterman whose name purports to be subscribed to said instrument as a party thereto and that the signature thereto "M.Waterman" is the genuine signature of said Martin Waterman that each of affiants reside at the City of San Jose, Santa Clara County, California and from the foregoing evidence the following facts are satisfactorily proven to me.

1st: That said "Martin Waterman died after the 26th day of April A.D.1878

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

. 2nd: That there is no subscribing witnes to the annexed instrument.

3rd. That said witnesses Adolph PfisterF.M.Pfister and J.Schroder each knew said Martin Waterman whose name subscribed to the said instrument as a party thereto and each is well acquainted with the signature of said Martin Waterman and that the signature "M.Waterman" to said instrument is the genuine signature of said Martin Waterman and that each of said Witnesses reside at the City of San Jose, aforesaid.

In WItness Whereof I have hereunto set my hand and seal pursuant to Ss. 1198 and Ss 1199 of the Civil Code and the laws in such case made and provided.,

May 5th,A.D.1886

Chas.F.Wilcox,

(Seal) Notary Public in and for

the Santa Clara County,California.

Recorded May 8th,1886

Book 83 Deeds,page 500

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

16

Adolph Pfister

To

Joseph Waterman

D E E D

Dated April 10th, 1886

Cons: $10.00

Grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all his right, title and interest in the following described tracts or parcels of land situate in the County of Santa Clara, State of California, described as follows:

Seventy four (74) acres of land bounded North by California Land Investment Co.: East and South by land of Young and West by land of Barnes, being part of 240 acres of Swamp and Overflowed lands, Santa Clara Co., Cal., Township 6 South Range 1 West as per patent from State of California, to A. Pfister.

(and other property not under search).

(Signed) AA. Pfister (Seal)

Ackg'd April 16th, 1886

Before Karl Klein, N.P.

Recorded April 21st, 1886

Book 83 of Deeds, page 418

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

17

Isaac Wormser,

as Assignee & Trustee &c.

To

Joseph Waterman and

Herman Waterman,

D E E D

Dated May 7th, 1886

Cons:$1.oo

Recites:That Herman Waterman,Henry E.Trubenback,Adolph Pfister, and Joseph Waterman by deed dated Jan'y 9th,1884 recorded in Book C. of Trust Deeds,page 515 in records of Santa Clara County,granted and conveyed to me Isaac Wormser upon the Trusts set forth in said deed, certain real property &c.and Whereas I have fully executed said trust and there remains in my hands as a surplus of ahe assigned property after the payment by me of all the just debts owing by said parties above named (the assignees) the hereinafter described real property,

And Whereas said Joseph Waterman has succeeded to said real property by deed from said Pfister to said Joseph Waterman dated April 10 1886aand of record in Book 83 of Deeds,page 418 and said second parties above are entitled to a reconveyance of said premises &c.,

Now &c.,

Do grant,bargain and sell,convey and confirm unto the second parties their heirs and assigns forever (to be owned and held by them according to their respective rights and interests) all that certain real property situate in County of Santa Clara,State of Califor

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

.nia, described as follows: (Same as in 83 of Deeds, page 418 A.Pfister to Joseph Waterman hereinbefore set forth).

(Signed) Isaac Wormser (Seal)

Assignee and Trustee.

Ackg'd May 7th, 1886

By Isaac Wormser assignee and Trustee

of M.Waterman & Co., and of A.Pfister & Co.,

Before James L.King, N.P. San Francisco.

Recorded May 8th, 1886

Liber 85 of Deeds, page 118

SAN JOSE ABSTRACT TITLE & TRUST CO
SAN JOSE, CAL.

H.E.Frubenbech

To

I.Warmser

REQUEST.

Dated May 6th,1886

"San Francisco,May 6th,1886,

"I,Warmser,Esq.,Present, Dear Sir:

I beg to request you herewith to sign a deed conveying all the property in Santa Clara County,assigned to you by the firm of M.Waterman & Co.,on January 9th,1884 To Joseph Waterman and Herman Waterman.

(Signed) H.E.Frubenbeach, ( )

Ack'gd May 6th,1886

Before F.O.Wagener,N.P.

Recorded May 18th,1886

Liber M.of Miscellaneous,page 245

A.Pfister,

To

I.Wormser,

REQUEST:

Dated May 6th,1886

San Jose,May 6th,1886,

I.Wormser,Esq. Present,Dear Sir:

I beg to request you herewith to sign a deed conveying all the property in Santa Clara County,assigned to you by the firm of M.Waterman & Co.,on January 9th,1884 To Joseph Waterman & Herman Waterman.

(Signed) A.Pfister.

Ackg'd May 8th,1886

Before Chas.F.Wilcox,N.P.

Recorded May 18th,1886

Liber M.of Miscellaneous,page 246

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

21

T A X E S.

State and County.

Fiscal years

1864-65

To | Paid

1890-91

1891-92 Now a lien.

N O J U D G M E N T L I E N S.

The foregoing Abstract, consisting of pages ONE to 22 inclusive, made at San Jose, Cal. August Twenty-Sixth, 1891 at Nine o'clock A.M.

SAN JOSE ABSTRACT, TITLE and TRUST COMPANY-

per J. C. Edwards, manager.

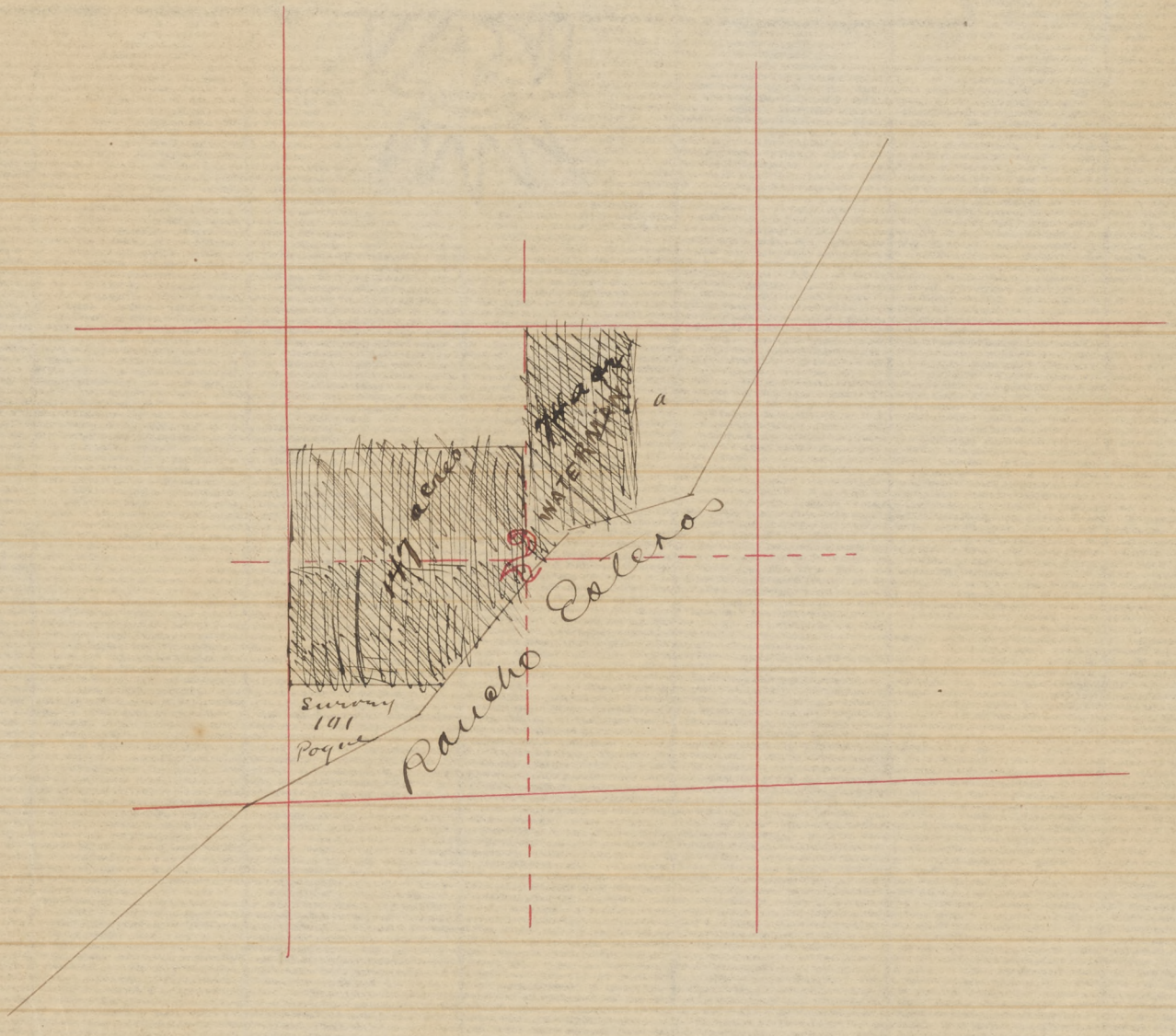
SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

E. W. CLAYTON. JAS. A. CLAYTON. W. S. CLAYTON.

JAS. A. CLAYTON & CO.

LANDS AND LOANS.

INVESTORS OF CAPITAL.

16 WEST SANTA CLARA STREET.

San Jose, Cal., ... 189